



R05-18-C-001

November 14, 2017
Mr. Matthew Didier
EPA Region 5
77 West Jackson Blvd.
Mail Code SE-7J
Chicago, IL 60604-3507

Re: Chicago Southwest Development Corporation's Application for a US EPA Brownfields Cleanup Grant for its Focal Point Community Campus Project, at 3250 S. Kedzie Avenue in Chicago, IL

Dear Mr. Didier:

Chicago Southwest Development Corporation (CSDC) is applying for a \$200,000 Brownfields Cleanup Grant to remediate land located at 3250 S. Kedzie Avenue, Chicago, IL (Site). The 3.2-acre Site will be part of a large-scale, mixed-use development project known as "*Focal Point*." The grant funding would be used to remediate the suspected presence of impacted subsurface contaminants at the Site as reported in the Environmental Assessment and Analysis Of Brownfields Cleanup Alternatives (ABCA).

The land was formerly occupied by Stepan Chemical Company, Union Carbide Corporation/Fiber Bond Corporation, The Paper Group, and some warehousing and distribution tenants. Eliminating contaminants, and preparing the site for a new development will help address some of the socioeconomic disparities that exist in the Southwest Side of Chicago, which was heavily impacted in recent years by economic disinvestment and contains most of the remnants of Chicago's industrial past. When compared to City of Chicago and national data, disparities exist between the Target Market population served by the Focal Point development and city and national data in every key community data indicator. These indicators include: higher unemployment rates; higher rates of household and individual poverty; a greater percentage of the population eligible for free and reduced price lunches; fewer college and high school graduates; higher morbidity and mortality rates from chronic disease; and, higher rates of asthma and obesity among children and obesity among adult populations. Community health problems are exacerbated by VOC's at the Site, and mercury, arsenic, and lead levels in excess of air, soil and groundwater remediation objectives for exposure.

These statistics demonstrate the need to address environmental justice concerns faced by the community at the Focal Point site. The targeted brownfield site is part of Focal Point, which is a large-scale mixed use community development project that will include a hospital, recreational facilities, secondary education institutions, child care, affordable housing, and parking. Funding from EPA will enable the clean-up and subsequent development of a portion of the health- and wellness-focused campus that will have a direct positive impact on *economic opportunities, welfare, health, and the wellbeing of residents*.



The reinvestment and redevelopment of Focal Point is projected to cost approximately \$600 million and will create an estimated 4,450 jobs. The US EPA Brownfields Cleanup Grant would help CSDC proceed on our critical path schedule and will help us attack a key pre-construction task: environmental cleanup.

CSDC is strongly committed to this project. The Corporation has already secured \$560,800 of the \$760,800 environmental cleanup cost, and will secure additional capital for cleanup of the remaining acreage on campus. Following is required information for this application:

- a. Applicant Identification:
Chicago Southwest Development Corporation
2875 West 19th Street, Chicago, IL 60623
- b. Funding Request:
 - i. Grant Type: Cleanup
 - ii. Federal Funds Requested: \$200,000
 - iii. Contamination: Hazardous substances and petroleum contaminants (comingled and indistinguishable, treated as predominantly contaminated by hazardous substances)
- c. Location: Little Village, Chicago, IL. Cook County
- d. Property Location: 3250 S. Kedzie Avenue, Chicago, IL 60623-0000. Cook County.
- e. Contact: **Project Manager:** Michael J. Di Lorenzo, Urban Planning/Project Coordinator; 773.484.1882. Address: CSDC; 2875 West 19th Street, Chicago, IL 60623; mdilorenzo@ChicagoSDC.com; **Vice President:** Christine A. Raguso, craguso@ChicagoSDC.org, 773.484.4436 **Chief Executive:** Guy Medaglia, guy@ChicagoSDC.org; 773.484.1882. www.ChicagoSDC.com.
- f. Population: 613,468
- g. Other Factors Checklist: Attachment I
- h. Letter from the State Authority: Attachment II

The Brownfields Cleanup at Focal Point is a critical first step to address the environmental hazards that impact the high-need communities of Southwest Chicago. Thank you for your review of this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Di Lorenzo", is written over a horizontal line.

Michael J. Di Lorenzo
Urban Planning Project Coordinator
Chicago Southwest Development Corporation

Southwest Chicago Brownfield Cleanup at Focal Point

1. Community Need [15 Points]

1.a. Target Community and Brownfields (7 points)

1.a.i. Community and Target Area Descriptions – Chicago Southwest Development Corporation (CSDC) is leading the redevelopment of a 32-acre site known as the Focal Point Community Campus (Focal Point) in this economically distressed area of Chicago. Focal Point is a public-private development, designed to transform a brownfield site with a financially sustainable, one million square-foot community campus, which will serve more than 613,468 residents in the Target Market (TM) and create an estimated 3,500 construction jobs and 950 permanent jobs, totaling 4,450 new jobs. The Focal Point site contains four (4) brownfield parcels, including a 3.2-acre area that is the cleanup target of this proposal. While CSDC will budget for the other brownfield sites that must be cleaned, addressing the 3.2-acre parcel will ease CSDC's cost burden, help Focal Point stay on schedule and get closer to commencing construction. This proposal focuses on the 3.2-acre parcel where important components of Focal Point will be built, including commodity retail and open space. Other uses on the campus will include a newly constructed Saint Anthony Hospital (SAH), affordable housing, an education and training center, a daycare facility, community recreation facilities, and additional retail. Funding from EPA will facilitate this cleanup and lead to the development of a health and wellness-focused campus that will have a direct positive impact on *the economic opportunities, welfare, health, and wellbeing of residents*.

The community that will benefit from this cleanup is located on the southwest side of Chicago, roughly seven (7) miles southwest of downtown Chicago, and lies within the Little Village Industrial Corridor. The TM consists predominantly of African American and Latino neighborhoods, including North Lawndale, Little Village, Pilsen, Back of the Yards, Douglas, Chicago Lawn, Brighton Park, and Austin. The Southwest Side, heavily impacted in recent years by economic disinvestment and loss of jobs and industry, contains most of the remnants of Chicago's industrial past. Revitalization of this area is critical to spur economic opportunity and growth on the Southwest Side.

Since 1990, international migration has caused the Southwest Side to experience significant population growth, particularly among Latinos, while populations in other areas of the city have declined. The TM experiences high concentrations of poverty, with over 32% of the population living below the poverty line, as well as high rates of teen pregnancy, unemployment (10.6%), high school drop-outs, and violent crime.¹ According to the Chicago Tribune, three of the target communities currently rank in the top five community areas with the highest rates of violent crime, including gun violence, in the city.²

1.a.ii. Demographic Information and Indicators of Need – The community is made up of the following zip codes on the West and Southwest sides of Chicago: North Lawndale and Little Village (60608, 60612, 60623, 60624), Lower West Side and Pilsen (60606, 60607, 60661, 60608, 60616); New City and Back of the Yards (60609, 60632), Douglas (60609, 60616, 60653), West Garfield Park (60624, 60644), Chicago Lawn (60629, 60636, 60652), Brighton

¹ U.S. Census Bureau. 2010-2014 American Community Survey 5-Year Estimates.

² <http://crime.chicagotribune.com/>

Park (60608, 60609, 60623, 60632), and Austin (60624, 60639, 60644, 60623, 60607). The communities in the TM are predominantly Latino and African American. The TM's population is also younger and less educated than in the city population overall. The median household income here is 25% less than the city's, and a higher percentage of residents are impoverished. Disparities exist in key community data indicators including: higher unemployment rates; higher household and individual poverty rates; a greater percentage of the population eligible for free and reduced price lunches; fewer college and high school graduates; higher morbidity and mortality rates from chronic disease; and, higher rates of asthma and obesity among children and obesity among adult populations. Table 1 shows the need for significant investment in the community, and particularly investments in health care, access to social services, access to community recreational facilities, enhanced health food options and economic opportunity.

Table 1. Demographic Disparities between Focal Point Community and City, State and National Levels

	Focal Point Community (Target Market)	City of Chicago	Statewide	National	Variance/ Significance
Population	613,468 ⁴	2,695,598 ¹	12,830,632 ¹	308,745,538 ¹	23% of city population
Unemployment	10.6% ³	6.5% ³	6.0% ³	4.9% ³	38% > than city
Percent Below Poverty Line	32.5% ³	22.7% ³	14.4% ³	14.5% ³	30% > than city
African American Population	40.63% ¹	32.9% ¹	14.5% ¹	12.6% ¹	
Latino Population	41.02% ¹	28.9% ¹	15.8% ¹	16.3% ¹	
Median Household Income	\$33,573 ³	\$47,831 ³	\$57,166 ³	\$51,939 ³	30% less than city wide
<p>1—Data are from the 2010 U.S. Census data and is available at http://www.census.gov/. 2—Data are from the Bureau of Labor Statistics and is available at www.bls.gov 3—Data are from the U.S. Census 2010-2014 American Community Survey 5-Year Estimates available on American FactFinder at http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml 4 – Data was gathered from Saint Anthony Hospital's FY16-FY18 Community Health Needs Assessment and Implementation Strategy</p>					

Select Community Area Data for the Target Market: Community Data obtained through Chicago Department of Public Health (CDPH) (chicagohealthatlas.org, 2017)³ provides demographic, socio-economic, education, employment and health care data, by neighborhood, that are impacted by the brownfield cleanup at Focal Point. It also provides the social determinant indicators that lead to improved health outcomes such as access to affordable housing and transportation access. As shown by this data, neighborhoods in the

³ <https://www.chicagohealthatlas.org/healthy-chicago>

TM are largely segregated, underserved African American and Latino communities with significant social and economic support needs. This is reflected in anomalies that can be found in each of the TM neighborhoods. Examples of this include North Lawndale, with a population that is 89% African American and has a 63% child poverty rate compared to 31.1% in the City of Chicago. Only 10.9% of this population has graduated from college, and over 26% of adults did not complete high school, compared to nearly 16% and 37% respectively city-wide. Approximately, 17.5% of children in this community have asthma compared to 10.5% in the City of Chicago. Nearly 50% of the community is considered obese and has a higher incidence of chronic disease, compared to 30% of the population of Chicago. There are nearly 40 homicides per 100,000 compared to 17 city-wide. Adult obesity is at 49.1% compared to 29.7% city-wide.

1.a.iii. Brownfields and Their Impact – The brownfield site in this proposal is where Focal Point will be developed. The site is bordered to the north by the Azteca Mall, to the east by Kedzie Avenue, to the south by railroad tracks and a vacant lot, and to the west by Action Iron and Metal. CSDC is in the process of acquiring both the Azteca Mall parcel to the north and the Action Iron parcel to the west, but, at the time of this application, CSDC does not hold title and is therefore ineligible to include those parcels in this proposal. According to historical records, the subject site was first developed with an industrial facility sometime between 1938 and 1951 and was occupied by multiple owners, including Stepan Chemical Co., Union Carbide Corp/Fiber Bond Corp., and The Paper Group, until 1999. The property has been vacant since 1999. Additional warehouse space was added to the west side of the structure between 1950 and 1962, and to the east side in 1962 and 1972. A building on the site was demolished in 2016. Prior industrial uses at the site contributed to the environmental contamination identified in recent testing. Adding to the dilapidation at Focal Point is the more than 60 vacant properties and brownfields in proximity to the subject site, identified during the process of redevelopment planning by the Delta Institute and the Little Village Environmental Justice Organization.⁴ One of these brownfields is located approximately 400 feet away from the subject site. According to an environmental review conducted by the Delta Institute, the vacant industrial lot, which is next to an industrial canal, has a “substantial” likelihood of contamination by petroleum-based products. However, as determined by the Environmental Consultant and Illinois EPA, the predominant contamination is from hazardous substances. These sites are having a negative impact on human health, public welfare, and the environment throughout Chicago’s Southwest Side.

Highlights of findings at the Focal Point site can be seen in the Analysis of Brownfield Cleanup Alternatives (ABCA) in Attachment VII. The ABCA found several contaminants that exceed guidelines for safe exposure, including a VOC constituent (Tetrachloroethene), multiple PNAs constituents (e.g., naphthalene), mercury, and arsenic in the soil. The groundwater at the site also exhibited unsafe levels of PNA constituents, iron, lead, arsenic, and vanadium. Young children exposed to lead may suffer permanent brain and nervous system development issues, behavioral changes, hypertension, immunotoxicity, and even comas and/or death from high exposure. Lead exposure in adults may cause high blood

⁴ <http://delta-institute.org/delta/wp-content/uploads/Little-Village-VPB-Redevelopment-Strategy.compressed.pdf>

pressure, kidney damage, and pregnancy complications.⁵ Chronic arsenic poisoning can cause skin lesions and skin cancer, as well as bladder and lung cancer. Long-term ingestion of arsenic may result in developmental effects, diabetes, and cardiovascular disease, in addition to other ailments. Arsenic may also adversely affect pregnancy and contribute to infant mortality.⁶ Significantly reducing both arsenic and lead levels onsite is therefore vital to building a safe, health-promoting campus.⁷

1.b. Welfare, Environmental, and Public Health Impacts (4 points)
Welfare Impacts – The name “Focal Point” (the name of the Target Market which includes the proposed targeted brownfield) derives from the need to establish *a neighborhood center that is accessible to the population, offers a variety of relevant wellness, health, employment, and enrichment, along with positive shopping experiences, and also serve as a place for the community to congregate.*⁸ Only a few stores—all either grocery stores, dollar stores, or drug stores—remain located in the Target Market. The TM has no central business district. Residents must travel long distances to meet their basic needs, including access to health care. Furthermore, the medical facilities at SAH require redevelopment to bring its physical plant and services into the 21st century. Funding will enable an economically stronger and more socially diverse community through the creation of a dynamic neighborhood center, while staying in line with community-identified priorities.

1.a.iv. Cumulative Environmental Issues – Phase I of an Environmental Site Assessment (ESA) of the targeted brownfield site revealed a range of environmental issues. Findings included a presence of contaminated soil and water from the site’s previous use as an industrial facility. Phase II of the ESA tested soil and groundwater samples for hazardous compounds. The results found a VOC constituent (PCE), multiple PAH constituents, mercury, arsenic, and lead levels in excess of soil and groundwater remediation objectives for exposure. Chicago is located in Cook County, which ranks in the top 10% of counties in the U.S. for quantity of toxic waste due to chemical factories, power plants, and other industrial companies. The county reports the most significant releases of lead compounds into the air at 7,612 pounds. In 2003, the area ranked in the top 10% of counties in the U.S. for exceeding national air quality standards of pm-2.5.⁹ These statistics only add to the environmental issues and environmental justice concerns faced by Focal Point.

Cumulative Public Health Impacts – Public health disparities are prevalent in South Lawndale, where Focal Point will be located. Approximately 39% of this neighborhood’s population is considered obese, compared to 30.1% in Chicago and 29% nationwide. Child obesity is also elevated, with 31.6% of the child population considered obese compared to 18.1% in Chicago and 14.8% nationwide. In addition, approximately 9.1% of adults suffer from asthma in the community, which is higher than Chicago’s 8.9%.¹⁰ Residents around the

⁵ <http://www.who.int/mediacentre/factsheets/fs379/en/>

⁶ <http://www.who.int/mediacentre/factsheets/fs372/en/>

⁷ <http://www.who.int/mediacentre/factsheets/fs372/en/>

⁸ August Partners, Focal Point Retail Research Findings and Merchandising Direction, September 2013 (internal report)

⁹ http://scorecard.goodguide.com/env-releases/cap/county.tcl?fips_county_code=17031#air_rankings

¹⁰ Saint Anthony Hospital (2015). Community Health Needs Assessment Executive Report (FY2016-FY2018).

proposed site problematically lack access to parks and community recreation areas, with only 0.3 acres of community area per 1,000 residents, compared to 3.9 acres in Chicago.¹¹ The contaminants of the targeted brownfield site are affecting multiple neighborhoods surrounding Focal Point and contributing to these poor health statistics.

1.c. Financial Need (4 points)

1.c.i. Economic Conditions – The community where Focal Point will be located is negatively affected by high unemployment and poverty. At 10.6%,³ the unemployment rate is 38% higher than in Chicago and 54% higher than the national average. The poverty rate of 32.5% in the Focal Point area is 30% higher than citywide averages and 55% higher than the U.S. average of 14.5%. Similar figures demonstrating an inability to self-fund the project are reflected in the financial statements of SAH, a key partner. In FY16, for example, 51.5% of SAH's total discharges and 85.5% of its total inpatient revenue came from Medicare and Medicaid recipients. Uninsured patients accounted for 4.8% of discharges and 5.3% of inpatient revenue. In FY16, SAH provided \$7.3 million in charity care, but was only reimbursed \$5.3 million. Property values in Little Village, the Target Market that will be home to Focal Point, decreased by 9.6% from August to November of 2016 to an average sales price of \$86,966.¹² Additionally, a report from the Woodstock Institute found that foreclosures and auctions in South Lawndale and Austin increased from 2011-2012.¹³ At the same time, conversely, property values in most other communities in the city are increasing in value.¹⁴

CSDC, a 501(c)(3), not-for-profit corporation working in partnership with the community and the city, seeks to dramatically improve job opportunities and increase employment in this TM. As of 2017, CSDC held \$12,255,068 in total assets and \$13,131,416 in total liabilities. CSDC's limited funds prevent it from financing, on its own, the substantial cleanup effort which is required to construct Focal Point (an estimated \$600 million project). As previously stated, funding from EPA will enable the cleanup and subsequent development of a portion of the health- and wellness-focused campus that will have a direct positive impact on *economic opportunities, welfare, health, and the wellbeing of residents*.

1.c.ii. Economic Effects of Brownfields (2 points) – In years past, when the subject site was occupied by an active business operation, the property taxes were approximately \$70,000 per year. Now that the site is vacant, the property taxes are assessed at approximately \$6,500 annually. Through this brownfield cleanup effort, CSDC will be closer to constructing a new development at the site, which will generate a substantial tax benefit for Chicago. The construction and operation of Focal Point will additionally create approximately 4,550 jobs in the TM, which will help to reduce the 10.6% unemployment rate, while increasing property and income tax generation. It will also attract private commercial businesses, which

¹¹ Community Data Snapshot: South Lawndale. (2016). Chicago Metropolitan Agency for Planning. <http://www.cmap.illinois.gov/documents/10180/126764/South+Lawndale.pdf>

¹² https://www.trulia.com/home_prices/Illinois/Chicago-heat_map/

¹³ <http://www.woodstockinst.org/press-release/completed-foreclosures-skyrocket-chicago-area>

¹⁴ https://www.trulia.com/home_prices/Illinois/Chicago-heat_map/

currently avoid locating business in Chicago's Southwest Side because of the poor property conditions, including the Focal Point site, and the blighted TM surrounding it.

2. Project Description and Feasibility of Success [30 points]

2.a. Project Description (18 points)

2.a.i. Existing Conditions – CSDC acquired the land for the site with the aim of improving job prospects and health outcomes in the surrounding community. The brownfield site, which is part of the targeted location for the Focal Point campus, consists of an approximately 3.2-acre parcel of land that once contained a building, a parking lot to the east of the structure, and a loading dock area to the south. The site was first developed as an industrial facility between 1938 and 1951, and was occupied by Stephan Chemical Co., Union Carbide Corp/Fiber Bond Corp., and The Paper Group. The property has been vacant since 1999, and the structure has been demolished.

The Phase I ESA identified the following recognized environmental conditions at the site: Suspected Presence of Impacted Subsurface, LUST Incident, and an SPR Focused NFR Letter. The Phase I ESA identified the following "Business Environmental Risks" on the site: asbestos-containing materials and lead-based paint. The Phase II ESA showed a VOC constituent (PCE), multiple PAH constituents, arsenic, and lead that exceeded the residential ingestion exposure route. A VOC constituent (PCE), multiple PAH constituents, and arsenic also exceeded the Tier 1 remediation objective for industrial exposure, and PAH constituents exceeded Tier 1 remediation objectives for the construction worker exposure. VOCs and PAHs were detected above the Tier 1 soil remediation objectives for the soil component of the groundwater ingestion exposure route. TCE, PAH constituents, iron, and lead were present at levels exceeding Groundwater Remediation Objectives. Two additional investigations performed by Tetra Tech indicated the presence of VOCs and PAHs in the soil samples at concentrations exceeding TACO Tier 1 ROs. Metals were detected at concentrations exceeding TACO Tier 1 ROs.

2.a.ii. Proposed Cleanup Plan – The proposed cleanup plan of the site will be divided into nine tasks: 1) Development of Illinois EPA Site Remediation Program; 2) Preparation of Remediation Plans and Specifications; 3) Development of Site Specific Health and Safety Plan; 4) Excavation/Remediation Monitoring/Oversight; 5) Acquisition of MWRDGC Water Discharge Permit; 6) Fill/Topsoil Analysis; 7) Waste Characterization; 8) Grant Performance Reporting; and, 9) Project Administration.

Clean up oversight responsibility: The selected Environmental Consultant (EC) will perform the oversight of the cleanup activities on site. They will have experience with SRP/remediation oversight component on Brownfields projects in the state of Illinois. The EC will provide environmental oversight and management and document remedial activities to ensure that construction/remediation activities are performed in conformance with the project design plans and specifications and the agency approved Remedial Action Plan. The EC will coordinate the assembly of all required environmental documentation with the Contractor for the remedial work and will submit a Remedial Action Completion Report (RACR) to the IEPA to secure the comprehensive NFR Letter for the project site. The EC will obtain appropriate permits (e.g., notifications of excavation, soil transport/disposal manifests, etc.) prior to the work commencing.

The Final Remedial Action Plan will be prepared by the EC and set the guidelines for project activities, outlining environmental conditions at the site, defining the scope of work, and showing the limits and estimated volume of each area of contaminated soil that will require remediation. A review of the construction plans, sub-surface conditions, and types of materials required for specialized soil management, handling, and disposal will inform a Soil Management Plan. The UST Removal specifications will outline safety procedures for waste management, disposal, and other regulatory requirements. The Professional Engineer, Project Engineer, and Field Engineer will coordinate with the Illinois Environmental Protection Agency (IEPA) to conduct the site visits necessary to receive permits for construction. The project team will demonstrate that any soil or aggregate proposed for import originating from a quarry is clean by collecting representative samples from the site for Waste Characterization for Soil Disposal purposes. The samples will be submitted to an IEPA accredited laboratory under standard chain of custody procedures. CSDC and the EC will also work closely with existing contacts and relationships held with key staff at Illinois EPA.

2.a.iii. Alignment with Revitalization Plans –

Key documents reviewed by the project team to align the project with neighborhood revitalization plans include: the 2012 Little Village SSA #25 Market Analysis and Economic Development Plan; the 2013 Little Village Quality of Life Plan; the 2013 Fisk and Crawford Task Force Final Report; the 2015 Pilsen and Little Village Land Use Plan; and, the Existing Conditions Report for the Focal Point site. In 2013, August Partners conducted an analysis of the community needs and benefits of the proposed Focal Point project, located on the brownfield site. The analysis revealed that there is currently no single location in the community where citizens can safely and efficiently go to receive healthcare, meet their shopping needs at reasonable prices, satisfy certain dining preferences, enjoy safe recreation for youth and families, explore personal growth possibilities, realize small business potential, and experience community unity in one place. Such a Community Campus would be of great value to residents, who are currently served by a few scattered drug and grocery stores, with only dollar stores and local variety stores available for most daily needs.

The cleanup of the Focal Point site will align with revitalization plans by preparing the site to serve the neighborhood's identified needs. Market research indicates that the TM in the immediate vicinity of the proposed Focal Point development is vastly underserved in the supply of most categories of commodity retail and health care services.¹⁵ Cleaning up the site will enable a safe and healthy environment upon which to construct a campus that will provide this disadvantaged community with vital resources that currently do not exist. *In short, this population lacks equal access to resources, such as healthcare, transportation, jobs, safe areas for recreation, and wellness facilities.*

Cleanup of the site will also benefit infrastructure and sustainable reuse related to public transportation, stormwater management, and building practices that incorporate *livability and sustainability principles*, consistent with policies and guidelines enforced by the City of

¹⁵ August Partners, *Focal Point Retail Research Findings and Merchandising Direction* (September 2013)

Chicago. Several examples of these principles include: bus stops will be developed along existing routes near the site to improve transportation for residents to Focal Point; 50% of the 370,000 SF roof space will be green to maximize energy usage; bioswales will be placed in strategic locations for a more efficient drainage system; LEED Platinum level certification will be sought for the hospital building; and LEED certification or equivalency will be sought across the rest of the campus.

2.b. Task Descriptions and Budget Table (10 points)

Task Descriptions – CSDC will follow all federal, state and local requirements to select an Environmental Consultant (EC) and subcontractors to provide cleanup services. The following is a description of each task to be completed during the site cleanup. **Task 1, Engineering:** \$6,000 includes engineering design of the cleanup activities. The selected EC will review the proposed construction plans and environmental review and create a design for the contaminated soil that requires special handling and management. The EC will prepare soil management plan and technical specifications / special provision for handling and management of the contaminated materials (80 hours at \$75 per hour staff); **Task 2, Public Meeting and Community Involvement:** \$7,500 includes the finalization of the Analysis of Brownfields Cleanup Alternatives (ABCA), and public activities outlined in the Community Engagement and Partnerships section. Outputs for this task include the newspaper advertising, a presentation at a community meeting, and presentation materials at the public meeting(s); **Task 3, Cleanup Activities:** \$712,500 includes the contractor costs for removal of soils and imported fill as part of the remediation activities on site. Excavation and disposal of soils as part of the remedial activities (approximately 5,700 cubic yards). As part of the construction of the engineered barriers, activities will include over excavation to three feet below final surface grade in the landscaped/permeable paver areas assuming 30% of the site (4,700 cubic yards) and off site soil disposal at a Subtitle D Landfill (\$484,500) and importing clean backfill (\$228,000); and **Task 4, Coordination and Reporting:** \$28,800 includes satisfying the Illinois EPA SRP requirements, and the EC will provide managerial/field oversight and reporting during soil removal and backfill activities and construction of engineered barriers to ensure conformance with SRP, local, state and federal requirements (480 hours at \$60 per hour). The EC will perform the following to complete this task: (1) Obtain copies of all waste disposal permits or waste acceptance documentation including the waste characterization and profile from the Contractor prior to commencement of earthwork activities; (2) Prepare daily field reports of environmental activities undertaken at the site. (3) Prepare field log summaries (and maintain photo documentation) noting volumes of wastes removed and fill arrived at the site; (4) Prepare a truck tracking log; (5) Obtain copies and maintain on-site records of waste manifests and or trip tickets of all liquids, sludge, and surface water removed or discharged from the property; and, (6) Obtain copies and maintain on-site records of trip tickets of all fill arriving at the property.

Additionally, \$6,000 will enable the EC to prepare and submit a Remedial Action Completion Report (RACR) upon completion of the site remediation activities. The report will include detailed information regarding remediation procedures, copy of analytical results and confirmation analytical results, location of engineered barrier, copy of waste manifests, and other related information (Projected at: 80 hours at \$75 per hour).

The site is contaminated by both hazardous substances and petroleum contaminants. As part of our budget seen below, we estimate \$150,000 will be allocated towards hazardous substances and \$50,000 will be allocated towards petroleum contamination.

Budget Table

Budget Categories	Project Tasks (\$) (programmatic costs only)				Total
	(Task 1) <i>Engineering</i>	(Task 2) <i>Public Meeting and Community Involvement</i>	(Task 3) <i>Cleanup Activities</i>	(Task 4) <i>Coordination and reporting</i>	
Personnel	\$6,000	\$6,500	\$0	\$34,800	\$47,300
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel ¹	\$0	\$0	\$0	\$0	\$0
Equipment ²	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$1,000	\$0	\$0	\$1,000
Contractual	\$0	\$0	\$712,500	\$0	\$712,500
Other	\$0	\$0	\$0	\$0	\$0
Total Federal Funding (not to exceed \$200,000) Cost Share (20% of requested federal funds)³	\$6,000	\$7,500	\$151,700	\$34,800	\$200,000
	\$0	\$0	\$560,800	\$0	\$560,800
Total Budget	\$6,000	\$7,500	\$712,500	\$34,800	\$760,800
¹ Travel to brownfield-related training conferences is an acceptable use of these grant funds. ² EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Cleanup Grants. ³ Applicants must include the cost share in the budget even if applying for a cost share waiver. If the applicant is successful and the cost share waiver is approved, it will be removed in pre-award negotiations. Reminder: Administrative costs, such as indirect costs, of grant administration with the exception of financial and performance reporting costs are ineligible grant activities.					

2.c. *Ability to Leverage* – CSDC’s leveraged funding sources include: a \$150,000 predevelopment loan through a New Markets Tax Credit allocation from the Department of Treasury, and may elect to use a portion of this funding for cleanup work; a \$70,000 contribution of environmental testing and reporting at the subject site through the Environmental Protection Agency and their contractor Tetra Tech, completing a Comprehensive Site Investigation Report with this money, and multiple partnerships to

secure funding to fill the gap in cleanup costs. SAH provides a letter of funding commitment in Attachment III. However, CSDC will first target private philanthropy to meet these needs. CSDC is also fundraising and in the early stages of a \$200 million capital campaign with \$2 million collected and another \$50 million in some form of negotiation, and an additional \$45 million of prospects identified.

Source	Purpose/Role	Amount (\$)	Status
<i>Private Philanthropy/Donations</i>	<i>CSDC's capital campaign underway for the Focal Point project</i>	<i>\$2 million</i>	<i>Secured</i>
<i>Saint Anthony Hospital</i>	<i>Cash match towards cleanup services provided by Environmental Consultant</i>	<i>\$560,800</i>	<i>Secured</i>
<i>Environmental Protection Agency</i>	<i>The EPA, and their contractor Tetra Tech, completed testing and a Targeted Brownfield Assessment Report</i>	<i>\$70,000</i>	<i>Secured and already allocated</i>
<i>New Markets Tax Credits</i>	<i>CSDC has a pre-development and pre-construction loan. Environmental clean-up is an eligible use</i>	<i>\$150,000</i>	<i>Secured</i>

3. Community Engagement and Partnerships [20 points]

3.a. Engaging the Community (8 points)

CSDC has actively engaged the community for over seven (7) years through substantive discussions about Focal Point and what the community needs and wants on the campus. Early on, in partnership with the University of Nebraska Medical Center, College of Public Health, and the University of Nebraska–Lincoln College of Architecture, HDR Architecture sponsored and conducted a community needs and visioning study in Chicago to gain an understanding of stakeholder expectations for health care and education in lower socioeconomic communities. SAH was the focus of the study because of its commitment to the betterment of its community, as evidenced by its existing service programs and vision to bring an improved, viable healthcare delivery model to its community.

A focus group was assembled throughout the preliminary architectural design process to review and validate concepts with the help of August Partners, Inc., a firm that conducted a study of the retail needs and wants of the communities that Focal Point will serve. The study offers guidance and parameters to the development of the retail/restaurant components of the project. The findings identified and quantified a potential retail trade area; measured consumer demand for goods and services categories and stores; quantified the likelihood of a retail component; measured existing competition; and projected square footage/market share scenarios to guide site planning.

CSDC has hosted many community events, planning charrettes, and meetings over the past several years specific to developing Focal Point. The intent is for Focal Point to be a project for the community and requires an actively involved community. CSDC uses several modes of communication including but not limited to social media (Facebook, Twitter), its website, and periodic mass email distributions. The goal is to ensure that key stakeholders in the

community are kept up-to-speed with the latest project updates, and remain involved. Focal Point ambassadors will integrate the brand into the community by developing: a community response team, solutions for lifetime engagement, health and social programs, and community ownership of the campus. Outreach and partnerships are crucial to building community, and the groups agreed that these relationships should be built now so they can be leveraged once the facility is completed.

Specific to the brownfield cleanup efforts, CSDC will continue to involve the community and other stakeholders throughout every aspect of this grant, from writing to cleanup to redevelopment. In order to accomplish this, CSDC established an Advisory Committee of community leaders and stakeholders. This committee is composed of experts and key community stakeholders, and will convene periodically to review and discuss the site cleanup efforts. The list of Advisory Committee members can be seen in section 3.c.

3.b. Partnerships with Government Agencies (5 points)

CSDC maintains strong relationships with several government agencies. At the local level, these include the City of Chicago's Mayor's Office, local Aldermen, and the departments of Planning and Development, Law, Transportation, Buildings, and Public Health. At the State level, CSDC collaborates with the Illinois Environmental Protection Agency to develop and achieve cleanup goals. Among CSDC's supporters and partners at the federal level are members of the Illinois congressional delegation and senior officials in the Department of Housing and Urban Development, Centers for Medicare and Medicaid, the Economic Development Administration, and the U.S. Environmental Protection Agency. Recently, CSDC had meetings with high-level officials at these agencies that resulted in their indications of support for this project.

3.c. Partnerships with Community Organizations (5 points)

Community Organization Description & Role – The following community organizations are lead partners for this initiative and have committed to supporting this brownfield cleanup and the mission of Focal Point.

Partner	Lead Coordinator	Role/Responsibility
Chicago Southwest Development Corporation	Mike Di Lorenzo	Urban Planning Project Coordinator
Saint Anthony Hospital	Christine Raguso	Senior V.P. - Professional Services
North Lawndale Greening Committee	Dr. Shemuel Israel	President
Brighton Park Neighborhood Council	Patrick Brosnan	Executive Director
Little Village Environmental Justice Organization	Kim Wasserman-Nieto	Executive Director
I AM ABLE Center for Family Development, Inc.	Dr. Carolyn L. Vessel	CEO and President

The following community organizations have committed financial, educational, on-the-ground, in-kind or technical assistance to the project: **Chicago Southwest Development**

Corporation (CSDC), as the non-profit lead community development corporation for Focal Point, is responsible for all aspects of project site cleanup and redevelopment. In this role, CSDC is the lead Brownfield Cleanup grant applicant and coordinates funding resources from private and public sources for the site cleanup. The CSDC team raises funds to purchase Focal Point land, holds site ownership, develops plans for site re-use, and oversees all phases of site development; **Saint Anthony Hospital (SAH)** is an independent, nonprofit, faith-based, acute care, community hospital dedicated to improving the health and wellness of the families on the West Side and Southwest Side of Chicago. It provides medical care, social services, and community outreach to the residents of eight city neighborhoods: Little Village, North Lawndale, Pilsen, Brighton Park, Back of the Yards, McKinley Park, Archer Heights, and Austin, as well as suburban Cicero. It will be a key anchor tenant on the Focal Point campus, and its staff are responsible for the capital campaign raising funding through the Saint Anthony Hospital for the cleanup and redevelopment of Focal Point. SAH will help CSDC make connections to local organizations and stakeholders; **North Lawndale Greening Committee (NLGC)** is an organization that helps residents, businesses, block clubs, and churches beautify the community and grow produce. NLGC educates the community about site redevelopment, offers local expertise to CSDC to assess efforts to eliminate blight, and provides regular updates to its community network; **Brighton Park Neighborhood Council (BPNC)** is a community based, nonprofit organization serving a working class neighborhood on Chicago's southwest side. BPNC's provides direct on the ground assistance to CSDC by making recommendations on improvements needed for a safer community, improving the learning environment at public schools, preserving affordable housing, providing a voice for youth, protecting immigrant rights, promoting gender equality, and ending all forms of violence. BPNC educates and updates its constituency on cleanup and redevelopment progress as Focal Point; **Little Village Environmental Justice Organization (LVEJO)** is a nonprofit community organization with a mission to organize the community to accomplish environmental justice in Little Village and to achieve the self-determination of immigrant, low-income, and working-class families. Its vision is to build a sustainable community that promotes the healthy development of youth and families, provides economic justice, and practices participatory democracy and self-determination. LVEJO makes recommendations to CSDC on sites that require cleanup assessment, provides its expertise and local knowledge on brownfield cleanup efforts, and advises CSDC on the Focal Point project; and, **I AM ABLE Center for Family Development, Inc.** is an organization focused on providing families and individuals with life-changing counseling and educational and wellness services, to instill a sense of purpose, confidence, and hope. This organization will be vocal in CSDC's longer term programming and services offered at Focal Point, and will also assist with community education and outreach efforts.

3.d. Partnerships with Workforce Development Programs (2 points)

Focal Point will strengthen economic prospects in the community by adding approximately **500** retail jobs and **400** education, recreation, and hospitality jobs to the local economy, in addition to SAH's current staff of 1,000 employees. Approximately **3,500** construction jobs will be added, increasing economic vitality. Currently **22%** of SAH's workforce is from the local community, and it is estimated that a similar percentage of local employees will be

employed throughout Focal Point. CSDC will be responsible for hiring all environmental consultants and remediation contractors. As part of the site cleanup, CSDC will solicit a General Contractor based on their ability to perform this work, cost services, and two competitive preference priorities including a preference for hiring a local contractor and minority businesses. CSDC will also work with local elected officials and key community organizations to satisfy competitive preference priorities in hiring, and to ensure that the local workforce is aware of employment opportunities associated with our cleanup effort.

4. Project Benefits [15 points]

4.a. Welfare, Environmental, and Public Health Benefits (8 points)

Cleanup will decrease health disparities and help make the residents and sensitive populations healthier by properly mitigating the identified contamination migration and/or exposure pathways. Cleaning up the site will prevent young children and adults from being exposed to high levels of lead and arsenic, which has been shown to result in permanent brain damage, nervous system development issues, behavioral changes, hypertension, immunotoxicity, and death. Lead exposure in adults may cause high blood pressure, kidney damage, and pregnancy complications. The cleanup could also prevent exposure to arsenic, such as by drinking contaminated water, which could cause skin lesions, skin cancer, bladder and lung cancer, developmental effects, diabetes, cardiovascular disease, and complications during pregnancy. Once remediation is complete, Focal Point, a one million square foot complex, will serve as a catalyst for the revitalization and investment in other blighted buildings and substandard housing in the community. The campus will include its own workforce development program—an Apprenticeship Program, which will help develop employees that specialize in a particular trade or craft. With the goal of becoming a training center, the Apprenticeship Program will match eligible individuals with suitable trades, such as bricklayers, boilermakers, carpenters, and iron workers. This will address the high levels of unemployment in the Target Market by training residents in construction jobs, an industry that the Illinois Department of Employment Security expects to grow at a very healthy pace during the next 10 to 15 years. CSDC will partner with local workforce development programs for outreach, recruitment, and curricula development assistance.

4.b. Economic and Community Benefits (7 points)

Once the property is cleaned, CSDC will spearhead the development of Focal Point as a community campus, offering a complete range of services to the community. The project will include a hospital, retail businesses, educational resources, daycare, hospitality services, restaurant, indoor and outdoor recreation areas, health and wellness services, and a rooftop garden. In addition to the **1,900** full-time jobs at Focal Point and the **3,500** construction jobs, the economic benefits of the site cleanup will be the growth generated by the development of a Retail Kiosk Incubator and new retail space. The retail incubator will offer approximately 80 kiosks to entrepreneurs under short-term, low-rent leases. Focal Point will support these businesses through programs such as financial literacy classes, lending advice, licensing support, transitioning assistance, mentoring programs, and networking opportunities. New retail space will be constructed, totaling approximately 240,000 square feet across the Focal Point campus. Additionally, the development of Focal Point will attract new businesses to Chicago's Southwest Side and create a significant number of new jobs. The Focal Point community campus model was the subject of a research study

conducted by University of Nebraska Medical Center College of Public Health, the University of Nebraska- Lincoln College of Architecture, and HDR Architecture in order to help SAH better understand how Focal Point could improve the lives and physical environment of the communities of the West and Southwest sides of Chicago. In April 2012, a white paper detailing the study affirms that Focal Point “represents new social, economic, education and wellness opportunities that can significantly improve the health and quality of life of local residents.”

5. Programmatic Capability and Past Performance

5.a. Audit Findings

CSDC has had no adverse audit findings.

5.b. Programmatic Capability- CSDC is a not-for-profit, 501(c)(3) organization dedicated to providing support and coordination of health care, programs, and services on the Southwest Side of Chicago. It was established to develop and manage the Focal Point campus. The mission of CSDC is to create self-sustaining communities throughout Chicago’s underserved neighborhoods, to enrich the lives of families through non-traditional education, recreation, and health and wellness programs, and to enhance social service programs that meet the needs of each individual community. This innovative model generates revenue through its leases, which finances programs and projects that are funded in the short-term by state, federal, and city tax dollars. The Focal Point cleanup is led by Michael J. Di Lorenzo, Urban Planning Project Coordinator for the Focal Point project, charged with coordinating the cleanup efforts. Mr. Di Lorenzo is a former Land Use Planner with Foley & Lardner LLP. Bernadette O’Shea, Vice President and Chief Development Officer, leads the Foundation team charged with the capital campaign. To date \$2M has been raised with another \$50M in solicitations out. Ms. O’Shea worked on the \$365M campaign for Rush University Medical Center in Chicago. The Environmental Consultants selected for this project will demonstrate experience in environmental services. CSDC will offer competitive preference priorities (CPPs) for ECs from the City of Chicago and for minority-owned and disadvantaged business enterprise (MBE/DBE) providing services in the transportation, building and facilities, and land development markets. The selected environmental consultants will perform the cleanup efforts on the grant.

5.c. Measuring Environmental Results: Anticipated Outputs and Outcomes

The following measurable outputs and outcomes are expected: **900** new, family wage sustaining full time jobs at Focal Point (in addition to SAH’s current 1,000 jobs which will transfer to the new hospital); **3,500** construction jobs; **3.2**-acres cleaned; Leverage private investment to complete site cleanup; Prepare site for Phase I of \$600 million of new, committed site investment; Demonstrate availability of \$X million for construction of a new Saint Anthony Hospital at the Focal Point site as part of a \$Y new hospital construction project; Demonstrate commitments from other business interests including: workforce development from the National Latino Education Institute (NLEI), healthy food options, and development of a recreation facility. CSDC has developed a comprehensive Strategic Plan (focalpointchicago.com) to ensure that the cleanup proceeds as planned and environmental results are achieved. Progress reports will be submitted for each reporting period to state the progress of the work being completed. These reports will cover work status, work progress, difficulties encountered, an accounting of financial expenditures, preliminary data results,

anticipated activities, and any changes of key personnel involved with the project. Additionally, the environmental consultant will collect confirmation soil samples for analytical testing for contaminants of concern sufficient to verify and document the site remediation objectives have been attained.

5.d. Past Performance and Accomplishments

5.d.iii. Has Never Received Any Type of Federal or Non-Federal Assistance Agreements

CSDC has not received any federal or non-federal assistance agreements. CSDC works in close coordination with Saint Anthony Hospital, which has received federal assistance, to address the needs of the service area that includes the low-income, majority minority neighborhoods that will be served by Focal Point. SAH will serve as the lead anchor for the site and has made public and financial commitments to the project, including raising \$560,800 towards the project match. SAH will contribute towards the private leverage required to complete this \$760,800 total brownfield cleanup project commitment. In addition to this commitment, the site has already had a Targeted Brownfield Assessment completed. Further, CSDC, the community development corporation leading site development, is pursuing New Markets Tax Credits (NMTC) of \$150,000 towards pre-engineering and other pre-development needs. Two million dollars has been collected for Focal Point through fundraising efforts, with another \$50M has been requested through its recent fundraising campaign.

ATTACHMENT I.

CLEANUP OTHER FACTORS CHECKLIST

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Chicago Southwest Development Corporation

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	Page 10 Attachment III
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

ATTACHMENT II.
ILLINOIS EPA SUPPORT LETTER



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

BRUCE RAUNER, GOVERNOR

ALEC MESSINA, DIRECTOR

November 13, 2017

Chicago Southwest Development Corp.
Attn: Michael J. Di Lorenzo
Urban Planning Project Coordinator
2875 West 19th Street
Chicago, Illinois 60623

Dear Mr. Di Lorenzo:

Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Brownfields Cleanup Grant Proposal application to U.S. EPA. Chicago Southwest Development Corp. is applying for a \$150,000 Grant for Hazardous substances and \$50,000 Grant for Petroleum substances from U.S. EPA.

If Chicago Southwest Development Corp. identifies properties in the target area(s) potentially contaminated with petroleum, it must seek an eligibility determination from Illinois EPA before conducting site-specific assessments.

Illinois EPA acknowledges Chicago Southwest Development Corp.'s efforts to obtain federal Brownfields funds for this project. If you have any questions, please contact me at (217) 785-7492 or by email at valerie.a.davis@illinois.gov.

Sincerely,

A handwritten signature in black ink, reading "Valerie A. Davis". The signature is fluid and cursive, with a large, stylized "V" and "D".

Valerie A. Davis
Programs Advisor
Bureau of Land

c: Matt Didier – U.S. EPA Region 5

ATTACHMENT III.

COMMITTED LEVERAGE RESOURCES

Statutory Cost Share (Leveraged Funding)-

CSDC's leveraged funding sources include: a \$150,000 predevelopment loan through a New Markets Tax Credit allocation from the Department of Treasury, and may elect to use a portion of this funding for clean-up work; a \$70,000 contribution of environmental testing and reporting at the subject site through the Environmental Protection Agency and their contractor Tetra Tech, who completed a Comprehensive Site Investigation Report.

In order to demonstrate a firm and reliable source of funding, CSDC secured a Letter of Funding Commitment from Saint Anthony Hospital (SAH). SAH has committed to funding \$560,800, which will serve as a match to the \$200,000 EPA Brownfields Cleanup grant. Enclosed is the Letter of Commitment a recent bank statement, documenting the source and availability of funding. SAH agrees to include \$560,800 in funding after award confirmation of the EPA Brownfields Grant. However, SAH reserves the right to withhold this funding if the EPA grant is not awarded, or to revise the amount of the award if funding support is secured from other private or public funding sources.

CSDC will first target private philanthropy to meet these gap funding needs. CSDC has a large-scale fundraising campaign underway for the Focal Point project, with \$50 million in solicitations on the table and an additional \$45 million identified.



November 13, 2017

Michael J. Di Lorenzo
Urban Planning Project Coordinator
Chicago Southwest Development Corporation
2875 W. 19th Street
Chicago, IL 60623

Re: Letter of Funding Commitment for Chicago Southwest Development Corporation's Application for a US EPA Brownfields Cleanup Grant for its Focal Point Community Campus Project, at 3250 S. Kedzie Avenue in Chicago, IL

Dear Mr. Di Lorenzo:


As President and C.E.O. of Saint Anthony Hospital (SAH), I am pleased to share our organization's commitment to Chicago Southwest Development Corporation's (CSDC's) Focal Point site cleanup project located Cook County, Illinois at 3250 S. Kedzie Avenue in Chicago, IL. We commit to funding \$560,800, which will serve as a match to the \$200,000 EPA Brownfields Cleanup grant. Enclosed as Exhibit A is a recent bank statement, documenting the source and availability of funding.

The terms we have agreed to include \$560,800 in funding after award confirmation of the EPA Brownfields Grant. However, SAH reserves the right to withhold this funding if the EPA grant is not awarded, or to revise the amount of the award if funding support is secured from other private or public funding sources.

I look forward to working with you to complete this investment.

Thank you for your commitment to environmental justice and improving the socioeconomic conditions of the community we serve.

Sincerely,



Guy A. Medaglia
President and CEO

**Previous Day
Summary and Detail**
SAINT ANTHONY HOSPITAL
SinglePoint

Reported Activity as of 09/11/2017

Printed on 09/12/2017 at 8:20 AM CDT



Bank Name	US Bank Illinois
Account Number	199380200006 USD
Account Name	Main Concentration Account
Ledger Balance	\$8,155,737.16 ✓
Collected + 1 Day	\$8,080,830.80
Opening Collected	\$8,052,022.78
One Day Float	\$8,808.04
2 Day Float	\$94,908.36
3 Day + Float	\$0.00
MTD Avg Collected	\$8,817,334.38
MTD Avg Neg Collected	\$0.00
Total Credits	\$158,808.48
Number of Credits	20
Total Debits	\$853,271.86
Number of Debits	6

CREDIT(S)

Lockbox Deposit(s)

<u>Dollar Amount</u>	<u>Transaction Details</u>
\$90,232.62	IMMEDIATE FUNDS: 60.00/ 1 DAY FLOAT: 4,407.28/ 2 DAY FLOAT: 85,785.34/ 3 OR MORE DAY FLOAT: 0.00/ Bank Reference: KB1738 IMG8056185900 Transaction Reference: 0000809109
\$102.49	IMMEDIATE FUNDS: 0.00/ 1 DAY FLOAT: 48.39/ 2 DAY FLOAT: 58.10/ 3 OR MORE DAY FLOAT: 0.00/ Bank Reference: KB1738 IMG8056185942 Transaction Reference: 0000809109

Subtotal: 2 Lockbox Deposit(s)
\$90,335.11

ACH Credit(s)

<u>Dollar Amount</u>	<u>Transaction Details</u>
\$25,290.00	HCCLAIMPMT5555589843 U17249701771020 CCDBCBS ILLINOIS Bank Reference: 172500103688050N00
\$12,003.66	PAYMENTS W621708022 CCDUNIFIED HEALTH Bank Reference: 172540010814970N00
\$3,002.34	TXNS/FEES WFBHPS001 650000006852476 CCDHRTLAND PMT SYS Bank Reference: 172540023842200N00
\$2,819.31	TXNS/FEES WFBHPS001 650000006838844 CCDHRTLAND PMT SYS Bank Reference: 172540019428300N00
\$1,557.44	HCCLAIMPMTG351840597 1295757771 CCDNGS, INC. MNW Bank Reference: 172500092908550Y00

ATTACHMENT IV.
LETTERS OF COMMITMENT FROM
COMMUNITY ORGANIZATIONS



November 9, 2017

Michael J. Di Lorenzo
Urban Planning Project Coordinator
Chicago Southwest Development Corporation
2875 W. 19th Street
Chicago, IL 60623

Dear Mr. Di Lorenzo:

As Senior Vice President of Professional Services for the existing Saint Anthony Hospital (SAH), I am writing to support the Brownfields grant application from the Chicago Southwest Development Corporation (CSDC). We will also commit to constructing a new, cutting edge Saint Anthony Hospital on the Focal Point Community Campus as one of the anchor tenants.

The new hospital will replace our current facility, which is more than 100-years old. The project will create thousands of new jobs and sustain thousands more, as it continues to serve our medically underserved, low-income population.

A Brownfield Cleanup Grant is critical to helping CSDC remediate a 3.2-acre parcel, which is a former industrial and commercial use site and has toxic chemicals in its soil. Remediation of this site will have a direct beneficial impact on the community, and will also get us one step closer towards construction of the Focal Point Community Campus.

SAH aims to build a better Chicago by supporting this grant application and committing to participate on the Brownfields Advisory Committee. The Advisory Committee will convene periodically to review and discuss the cleanup efforts, and SAH will provide a meeting space, and will help CSDC make connections to local organizations and stakeholders.

Thank you for your consideration.

Sincerely,

Christine A. Raguso
Senior V.P. Professional Services



North Lawndale Greening Committee

3853 W. Polk St • Chicago, IL 60624 • Phone: (773) 533-7620

November 9, 2017

Michael J. Di Lorenzo
Urban Planning Project Coordinator
Chicago Southwest Development Corporation
2875 W. 19th Street
Chicago, IL 60623

Dear Mr. Di Lorenzo:

On behalf of North Lawndale Greening Committee, I am writing to express my support for the Chicago Southwest Development Corporation's Brownfield's Cleanup Grant that would help remediate 3-2 acres of unused land. The vacant site is a former industrial and commercial use site and has contaminants in its soil. Remediation of this site will have a direct beneficial impact on the community, and will also get us one step closer towards construction of the Focal Point Community Campus.

North Lawndale Greening Committee is dedicated to making a positive difference in the lives of the residents of the North Lawndale community by fostering a physically safe and healthy environment in which to live and by championing opportunities for educational advancement and economic development. This remediation effort is consistent with our mission.

We strive to build a better Chicago by supporting this grant application and committing to participate on the Brownfields Advisory Committee which, I understand, will meet periodically to discuss the cleanup efforts. During these meetings, we will advocate for safe removal of soil containments, and will offer local expertise to CSDC to assess efforts to eliminate blight, and provides updates to our community network.

If there are any questions or comments on North Lawndale Greening Committee participation in this project, please do not hesitate to contact me at nlgreeningcommittee@gmail.com or at or 773-332-7887.

Sincerely,

Dr. Shemuel Israel
President, NLGC



I AM ABLE Center for Family Development, Inc.

3410 West Roosevelt Road * Chicago, Illinois 60624

Telephone 773-826-2929 * Fax 773-826-2966

www.iamablecenter.org

Board of Directors

Carolyn L. Vessel
MSHSA, M. Div., DD
CEO President

Officers

Board Chair

Debra Wesley

Community Outreach

Sinai Health Systems

Vice-President

Sinai Community Institute

President

Vice-Chair

Brenda Palms-Barber

North Lawndale

Employment Network

Executive Director

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Vincent Osaghae

Osaghae & Associates

CPA Owner

Fundraising Chair

Shirley Vessel

City of Chicago

Department of Buildings

Administrative Assistant

Board Member

Sherneron Hilliard

Family Focus, Inc.

Vice President of Early

Childhood and Programs

Board Member

Clay Wortham

Dentons US LLP

Senior Managing Associate

Board Member

Kaye Wilson

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Dr. Katherine Townsend

Adjunct Professor

Wright College

Social Sciences Department

Board Emeritus

Jeff Liesendahl

Island Peak Capital

Owner

November 9, 2017

Michael J. Di Lorenzo

Urban Planning Project Coordinator

Chicago Southwest Development Corporation

2875 W. 19th Street

Chicago, IL 60623

Dear Mr. Di Lorenzo:

On behalf of I AM ABLE Center for Family Development, Inc., I am writing to express my support for the Chicago Southwest Development Corporation's Brownfield's Cleanup Grant, which would help remediate 3.2 acres of unused land.

The vacant site is a former industrial and commercial use site and has toxic chemicals in its soil. Remediation of this site will have a direct beneficial impact on the community, and will position us to be one step closer towards construction of the Focal Point Community Campus.

I AM ABLE Center for Family Development, Inc. (ABLE) is dedicated to making a positive difference in the lives of the residents of the North Lawndale community by fostering a physically safe and healthy environment in which to live by championing opportunities for educational advancement and economic development. This remediation effort is consistent with our mission of "Building Families and Strengthening Communities".

We strive to build a better Chicago. By supporting this grant application, ABLE is committing to participate on the Brownfield's Advisory Committee. We understand that we will meet quarterly at Saint Anthony Hospital.

During these meetings, we will advocate for safe removal of soil containments to prevent any potential exposure and associated detrimental health risks. We will be also vocal in CSDC's longer term programming and services offered at Focal Point, and will also assist with community education and outreach efforts.

If you have any questions about ABLE's participation in this project, please do not hesitate to contact me at cvessel@iamablecenter.org or by phone at (773) 840-8061.

Sincerely,

Dr. Carolyn L. Vessel
CEO/President

"Empowering Families, Building Communities"



BRIGHTON PARK NEIGHBORHOOD COUNCIL

4477 S. ARCHER AVENUE * CHICAGO, IL 60632 * (773) 523-7110 *

FAX: (773) 523-7023

November 9, 2017

Michael J. Di Lorenzo
Urban Planning Project Coordinator
Chicago Southwest Development Corporation
2875 W. 19th Street
Chicago, IL 60623

Dear Mr. Di Lorenzo:

On behalf of Brighton Park Neighborhood Council (BPNC), I am writing to express my support for the Chicago Southwest Development Corporation's Brownfield Cleanup Grant that would help remediate 3.2 acres of unused land. The vacant site is a former industrial and commercial use site and has contaminants in the soil. Remediation of this site will have a direct beneficial impact on the community, and will assist towards the construction of the Focal Point Community Campus project.

BPNC is a community based, nonprofit organization serving a working-class neighborhood on Chicago's Southwest side. BPNC's mission is to create a safer community, improve the learning environment at public schools, preserve affordable housing, provide a voice for youth, protect immigrant rights, promote gender equality, and end all forms of violence.

We aim to build a better Chicago by supporting this grant application and committing to participate on the Brownfields Advisory Committee which, I understand, will meet periodically to discuss the cleanup efforts. During these meetings, we will advocate for effective cleanup of the soil, and we will educate and update our constituency on cleanup and redevelopment progress as Focal Point.

If there are any questions about BPNC's participation in this project, please contact me at pbrosnan@bpncchicago.org or at (773) 704-0384.

Sincerely,

Patrick Brosnan
Executive Director

ATTACHMENT V.
THRESHOLD DOCUMENTATION

1. Applicant Eligibility (501(c)(3) IRS Determination Letter on following 2 pages)

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **AUG 05 2014**

CHICAGO SOUTHWEST DEVELOPMENT
CORPORATION
C/O AILEEN M BROOKS
2875 W 19TH ST
CHICAGO, IL 60623

Employer Identification Number:
46-1575093

DLN:

17053006366024

Contact Person:

CUSTOMER SERVICE

ID# 31954

Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:

June 30

Public Charity Status:

509(a)(3)

Form 990 Required:

Yes

Effective Date of Exemption:

April 25, 2012

Contribution Deductibility:

Yes

Addendum Applies:

No

Received

AUG 11 2014

Medical/Legal Services

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Specifically, we have determined that you are a Type I supporting organization under section 509(a)(3). A Type I supporting organization is operated, supervised, or controlled by one or more publicly supported organizations.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

CHICAGO SOUTHWEST DEVELOPMENT


Sincerely,

A handwritten signature in cursive script, reading "Tamara Riggall". The signature is written in dark ink and is positioned above the printed name.

Director, Exempt Organizations

2. Site Ownership (Settlement Documentation on following 5 pages)

- a. CSDC acquired the site on September 10, 2014.

 A. U.S. Department of Housing and Urban Development		B. Type of Loan		
		1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.
		4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	6. <input checked="" type="checkbox"/> Other
		6. File Number TT14-19297	7. Loan Number	
		8. Mortgage Ins. Case No.		
Settlement Statement This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked ("POC") were paid outside the closing. They are shown here for information purposes and are not included in the totals.				
C. Note:				
D. Name of Borrower: CHICAGO SOUTHWEST DEVELOPMENT CORPORATION				
E. Name of Seller: BBCN BANK, AS SUCCESSOR IN INTEREST TO FOSTER BANK, 3731 WILSHIRE BLVD, SUITE 1000, LOS ANGELES, CA 90010				
F. Name of Lender: ST. ANTHONY HOSPITAL FOUNDATION, 2875 W 19TH ST, CHICAGO, IL 60623				
G. Property Location: THE SOUTH 291.50 FEET OF THE EAST 625 FEET 3244-3250 SOUTH KEDZIE AVENUE, CHICAGO, IL 60623				
H. Settlement Agent: TEK TITLE LLC (847) 227-5112 Place of Settlement: 2720 South River Road, Suite 233, Des Plaines, IL 60018				
I. Settlement Date: 09/09/2014 Proration Date: None				
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction		
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller		
101. Contract sales price	1,150,000.00	401. Contract sales price	1,150,000.00	
102. Personal property		402. Personal property		
103. Settlement charges to borrower (line 1400)	90,345.69	403.		
104.		404.		
105.		405.		
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance		
106. City/town taxes		406. City/town taxes		
107. County taxes		407. County taxes		
108. Assessments		408. Assessments		
109.		409.		
110.		410.		
111.		411.		
112.		412.		
120. Gross Amount Due from Borrower:	1,240,345.69	420. Gross Amount Due to Seller	1,150,000.00	
200. Amounts Paid by or in Behalf of Borrower		500. Reduction in Amount Due to Seller		
201. Deposit or earnest money	50,000.00	501. Excess deposit (see instructions)		
202. Principal amount of new loan(s)	1,150,000.00	502. Settlement charges to seller (line 1400)	64,562.56	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to		
204.		504. Payoff of first mortgage loan		
205.		505. Payoff of second mortgage loan		
206.		506.		
207.		507.		
208. WATER CREDIT	29.77	508. WATER CREDIT	29.77	
209.		509.		
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller		
210. City/town taxes		510. City/town taxes		
211. County taxes 1/1/2014 to 9/8/2014	48,940.92	511. County taxes 1/1/2014 to 9/8/2014	48,940.92	
212. Assessments		512. Assessments		
213.		513.		
214.		514.		
215.		515.		
216.		516.		
217.		517.		
218.		518.		
219.		519.		
220. Total Paid by/for Borrower	1,248,970.69	520. Total Reduction Amount Due Seller:	113,553.25	
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller:		
301. Gross amount due from borrower (line 120)	1,240,345.69	601. Gross amount due to seller (line 420)	1,150,000.00	
302. Less amount paid by/for borrower (line 220)	1,248,970.69	602. Less total reduction in amount due seller (line 520)	113,553.25	
303. CASH (I)FROM (X)TO BORROWER	8,625.00	603. CASH (I)FROM (X)TO SELLER	1,036,446.75	

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 405, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required by law to provide TEK TITLE LLC (847) 227-5112 with your correct taxpayer identification number.
If you do not provide TEK TITLE LLC (847) 227-5112 with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

BBCN BANK, AS SUCCESSOR IN INTEREST TO FOSTER BANK

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L Settlement Charges		9/10/14 4:02 PM	File Number: JT14-18297	
700.	Total Real Estate Broker Fees based on \$1,150,000.00= \$57,500.00		Paid From	Paid From
	Division of commission (line 700) as follows:		Borrower's	Seller's
701.	\$28,750.00 to NELSON HILL		Funds at	Funds at
702.	\$28,750.00 to JONES LANG LASALLE		Settlement	Settlement
703.	Commission paid at settlement \$57,500.00		0.00	57,500.00
704.				
800.	Items Payable in Connection with Loan			
801.	Our origination charge (from GFE#1)			
802.	Your credit or charge (points) for specific interest rate chosen (from GFE#2)			
803.	Your adjusted origination charges (from GFE A)		0.00	
804.	Appraisal fee (from GFE#3)			
805.	Credit report (from GFE#3)			
806.	Tax service (from GFE#3)			
807.	Flood certification (from GFE#3)			
808.				
809.	LENDER HOLDBACK to ST. ANTHONY HOSPITAL FOUNDATION		88,450.69	
810.				
811.				
812.				
900.	Items Required by Lender to Be Paid in Advance			
901.	Daily interest charges (from GFE#10)			
902.	Mortgage Insurance premium (from GFE#3)			
903.	Homeowner's insurance (from GFE#11)			
904.				
905.				
1000.	Reserves Deposited with Lender			
1001.	Initial deposit for your escrow account (from GFE#9)		0.00	
1002.	Homeowner's insurance			
1003.	Mortgage insurance			
1004.	City property taxes			
1005.	County property taxes			
1006.	Annual Assessments (maint.)			
1007.				
1008.				
1009.	Aggregate Adjustment			
1100.	Title Charges			
1101.	Title services and lender's title insurance TEK TITLE LLC (from GFE#4)		893.00	193.00
1102.	Settlement or closing fee to TEK TITLE LLC		600.00	850.00
1103.	Owner's title insurance to TEK TITLE-Ashen/Faulkner (from GFE#5)		0.00	3,300.00
1104.	Lender's title insurance to TEK TITLE-Ashen/Faulkner \$500.00			
1105.	Lender's title policy limit \$1,150,000.00			
1106.	Owner's title policy limit \$1,150,000.00			
1107.	Agent's portion of the total title insurance premium \$3,305.00			
1108.	Underwriter's portion of the total title insurance premium \$495.00			
1109.	Agent Name: TEK TITLE LLC			
1110.	Underwriter Name: FIRST AMERICAN TITLE INSURANCE COMPANY			
1111.	Line 1101 includes additional items see addendum			
1112.	SJO FEE to FIRST AMERICAN TITLE		250.00	
1113.				
1200.	Government Recording and Transfer Charges			
1201.	Government recording charges (from GFE#7)		152.00	
1202.	Deed/Mortgage/Release Deed \$54.00 Mortgage \$98.00			
1203.	Transfer taxes (from GFE#8)		0.00	
1204.	City/County tax/stamps			
1205.	State tax/stamps			
1206.				
1300.	Additional Settlement Charges			
1301.	Required services that you can shop for (from GFE#6)		0.00	
1302.	SURVEY to Allen D. Carradus Surveying Services			685.00
1303.	Water Charges/Full Payment Certificate to ASHEN/FAULKNER			2,054.56
1304.				
1305.				
1400.	Total settlement charges (entered on lines 103, section J and 502, section K)		90,345.69	64,582.56

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Fig Number: T114-19297
Charges That Cannot Increase		
Our origination charge	# 801	
Your credit or charge (points) for the specific interest rate chosen	# 822	
Your adjusted origination charges	# 803	
Transfer taxes	# 12C3	\$0.00

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201		\$152.00
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
Total		0.00	152.00
Increase between GFE and HUD-1 Charges		\$ 152.00	or

[illegible]

Loan Terms

Your initial loan amount is	\$1,150,000.00
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ _____ includes <input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of _____%. The first change will be on _____ and can change every _____ after _____. Every change date, your interest rate can increase or decrease by _____%. Over the life of the loan, your interest rate is guaranteed to never be lower than _____% or higher than _____%.
Even if you make payments on time, can your loan balance rise?	<input type="checkbox"/> No, <input type="checkbox"/> Yes, it can rise to a maximum of \$ _____.
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input type="checkbox"/> No, <input type="checkbox"/> Yes, the first increase can be on _____ and the monthly amount owed can rise to \$ _____. The maximum it can ever rise to is to \$ _____.
Does your loan have a prepayment penalty?	<input type="checkbox"/> No, <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ _____.
Does your loan have a balloon payment?	<input type="checkbox"/> No, <input type="checkbox"/> Yes, you have a balloon payment of \$ _____, due in _____ years on _____.
Total monthly amount owed including escrow account payments	<input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input type="checkbox"/> You have an additional monthly escrow payment of \$ _____ that results in a total initial monthly amount owed of \$ _____. This includes principal, interest, any mortgage insurance, and any items checked below: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement.

Queenbrook
CHICAGO SOUTHWEST DEVELOPMENT CORPORATION

BBCH Bank, AS SUCCESSOR IN INTEREST TO FOSTE

To the best of my knowledge, the HUD-1 Settlement Statement, which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Butt Whit
TEK TITLE LLC (647) 227-6112

9/9/14
Date

SELLER'S AND/OR BORROWER'S STATEMENT Seller's and Borrower's signature hereon acknowledges full and complete approval of the provisions and signifies their understanding that the provisions were stated on taxes for the preceding year, or estimates for the current year, and in the event of any change for the current year, all necessary adjustments must be made between Seller and Borrower. Seller and Borrower agree that any default in delinquent taxes will be reimbursed to Title Company by the Seller.

The Company, in its capacity as Escrow Agent, is and has been authorized to deposit all funds it receives in this transaction in any financial institution, whether affiliated or not. Such financial institution may provide Title Company computer accounting and audit services directly or through a separate entity which, if affiliated with Title Company, may charge the financial institution a reasonable and proper compensation for its services and retain any profits therefrom. Any escrow fees paid by any party involved in this transaction shall only be for the clerical and support to the corporation, but not for accounting and audit services. Title Company shall not be liable for any interest or other charges on the earnest money and shall be under no duty to invest or reinvest funds held by it at any time. Seller and Borrower hereby acknowledge and consent to the deposit of the earnest money in financial institutions with which Title Company has or may have other banking relationships and further consent to the retention by Title Company and/or its affiliates of any and all benefits (including advantageous interest rates on loans) Title Company and/or its affiliates may receive from such financial institutions by reason of that maintenance of said earnest money.

The Settlement Agent does not warrant or represent the accuracy of information provided by third parties, including that information provided on the last page of this HUD form or POC form, and the parties hold harmless the settlement agent as to any inaccuracy of such matter.

The parties have read the above references, recognize that the references herein are material, agree to same, and recognize Title Company is relying on the same.

Purchaser/Borrower

Seller

Queenbrook
CHICAGO SOUTHWEST DEVELOPMENT CORPORATION

BBCH Bank, AS SUCCESSOR IN INTEREST TO FOSTE

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18, U.S. Code Section 1001 and Section 1010.

POC(1) represents paid outside of closing by borrower; POC(2) represents paid outside of closing by seller; POC(3) represents paid outside of closing by lender; and POC(4) represents paid outside of closing by mortgage broker.

9/10/14 4:02 PM

HUD 1 Addendum

FILE NUMBER: TT14-19297

BORROWERS: CHICAGO SOUTHWEST DEVELOPMENT CORPORATION

SELLERS: BBCN BANK, AS SUCCESSOR IN INTEREST TO FOSTER BANK

PROPERTY ADDRESS: THE SOUTH 291.50 FEET OF THE EAST 625 FEET
3244-3250 SOUTH KEDZIE AVENUE, CHICAGO, IL 60623

SETTLEMENT DATE: 09/09/2014

Line 1101 includes Seller
CPL & Update fee \$150, State Fee \$3, Wire fee \$40
Total: \$193 payable to Tek Title, LLC
Buyer
Update Fee \$150.00, Wire Fee \$40.00, CPL Borrower \$25.00, CPL Lender \$25.00,
State fee \$3.00, Email package fee \$100.00, ILAPLD Cert of Compliance \$50.00,
Total: \$393.00 payable to Tek Title, LLC

3. Basic Site Information

- a. Focal Point Community Campus
- b. 3250 S. Kedzie Avenue, Chicago, IL 60623
- c. Current Owner: Chicago Southwest Development Corporation

4. Status and History of Contamination at the Site

- a. Our environmental consultant who performed the original site assessments found our site to have both hazardous substances and petroleum contaminants. However, they are comingled and indistinguishable. We can confirm that the site is predominantly contaminated with hazardous substances. Given the comingled nature of the contamination, our clean-up approach will address the contaminants jointly.
- b. The operational history includes industrial users (Stepan Chemical Company, Union Carbide Corporation, and The Paper Group), and also more recent warehousing and distribution uses.
- c. The environmental concerns at the site are related to the contaminants found during the Phase II and Comprehensive Site Investigation (CSI). The CSI identified areas where VOCs, PNAs and Inorganics were present on site. Based on the results of the CSI, the VOC and PNA impacted soils appear to be comingled. The predominant contamination appears to be PNAs which are present throughout the site. The VOCs appear to be concentrated on the east central portion of the site below the building slab. The overall objective of the cleanup is to remove the VOCs from the site that are exceeding the industrial/commercial inhalation pathway and to utilize over excavation and engineered barriers for the Industrial/Commercial ingestion exposure route.
- d. It is our understanding that the site became contaminated over time, while it was owned and operated by industrial users.

5. Brownfields Site Definition

Review of available records pertaining to the site reveals the following:

- a. The site is not listed or proposed for listing on the National Priorities List.
- b. The site is not currently subject to any unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, and not subject to the jurisdiction, custody, or control of the U.S. government.

6. Environmental Assessment Required for Cleanup Proposals

- a. A Phase II report was completed at the site in August of 2014. It was completed by GSG Environmental Consultants.
- b. A Comprehensive Site Investigation was completed at the site in December of 2016, by Tetra Tech, through a Targeted Brownfield Assessment Grant awarded by US EPA.

7. Enforcement or Other Actions

CSDC is not aware of any ongoing or anticipated environmental enforcement or other actions related to the site for which brownfields funding is sought.

8. Sites Requiring a Property-Specific Determination

Based on our review of the property-specific determination criteria, CSDC has determined that this site does not require a Property-Specific Determination for the following reasons:

- There are no planned or on-going removal actions under CERCLA at this site;
- The site has not been issued or entered into a unilateral administrative order, court order, and administrative order on consent or judicial consent decree or to which a permit has been issued by the United States or an authorized state under RCRA, FWPCA, TSCA, or SDWA;
- The site is not subject to RCRA corrective action to which a corrective action permit or order has been issued or modified to require the implementation or corrective measures;
- The site is not a land disposal unit that has submitted a RCRA closure notification or is subject to closure requirement specified in a closure plan or permit;
- There has been no documented release of PCBs requiring that site to be subject to TSCA remediation; and
- The site is not receiving monies from cleanup from the LUST Trust Fund.

9. Site Eligibility and Property Ownership Eligibility

- a. It is our understanding that we meet the requirements of one of the CERCLA landowner liability protections, specifically the innocent landowner defense (CERCLA §107(b)(3) and 101(35)(A)). We purchased a vacant and abandoned warehouse building, and the site has been vacant and unused ever since.
- b. Information on the Property Acquisition- CSDC acquired the property on September 9, 2014. CSDC borrowed money from Saint Anthony Hospital Foundation, and acquired the land from BBCN Bank. CSDC has sole ownership and control of the site. There are no familial, contractual, corporate, or financial relationships or affiliations with prior owners of the property.
- c. Timing and/or Contribution Toward Hazardous Substances Disposal- The disposal of hazardous substances and petroleum contaminants at the site occurred before CSDC acquired the property and CSDC has not caused or contributed to any release of contaminants at the site at any point. CSDC has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- d. Pre-Purchase Inquiry- A Phase I site assessment was completed July 2014, by GSG Environmental Consultants, prior to acquisition. A Phase II Environmental Site Assessment was prepared in August 2014 prior to acquisition, prepared by the same company. GSG Consultants, Inc. is a leading MBE/DBE specialty engineering and scientific consulting firm delivering solutions for the transportation, buildings and facilities, and land development sectors. They specialize in infrastructure development and asset management by providing a range of planning, design, and construction

services including environmental assessment and due diligence. They have a wide array of prequalifications.

- e. Post-Acquisition Uses- Since acquisition in September 2014, the site has been vacant and unused. As such, there have been no leases or tenants at the site.
- f. Continuing Obligations- CSDC installed fencing around the perimeter of the site, and provides periodic security. CSDC is committed to preventing any releases, and preventing or limiting exposure to any previously released hazardous substances or petroleum contaminants. CSDC is committed to complying with all land-use restrictions and institutional controls, and assisting and cooperating with those performing the cleanup, and providing access to the property. CSDC also will comply with all information requests and administrative subpoenas in connection with the property, and will provide the necessary legal notices.

10. Cleanup Authority and Oversight Structure

- a. CSDC intends on enrolling the site in the Site Remediation Program. We have already been having front-end planning meetings with key staff at the Illinois EPA to discuss proper sequencing, and logistics. CSDC intends to engage a fully qualified environmental consulting firm to guide us through the Site Remediation Program, and we intend to take advantage of our strong relationships at the IL EPA to ensure a smooth process.
- b. With respect to neighboring properties, and access, CSDC will have ownership of all adjacent parcels, simplifying any access issues.

ATTACHMENT VI.
COMMUNITY NOTIFICATION
DOCUMENTATION

Community Notification-

- a. CSDC provided the community with notice of its intent to apply for an EPA Brownfields Cleanup Grant and allowed the community an opportunity to comment on the draft proposal (see below). The notices were provided by the November 2nd deadline. This included a notice in a local newspaper (Lawndale News), both in print and on their website. CSDC also used its Facebook and Twitter pages to provide notice of the meeting. The community has been provided an opportunity to comment on the proposal, including the draft Analysis of Brownfield Cleanup Alternatives (ABCA). Key documents have been made available at the Focal Point website as well.

The screenshot shows the Lawndale News website interface. At the top, there's a navigation bar with links for Local News, Business, Commentary, Education, Foods, Health, Archives, Email, Twitter, and Facebook. Below this is a large banner with the 'LAWNDALE NEWS' logo and the tagline 'We Got It All!'. The main headline reads: 'Public Meeting for Comments Regarding the US EPA Brownfields Cleanup Grant that Chicago Southwest Development Corporation will be Submitting for the Focal Point Project'. The article is dated November 2, 2017, at 4:47 PM. The text of the article describes a public meeting hosted by ASST Editor on Monday, Nov. 6th, at Lawndale Christian Health Center's Skyline Conference Room, 3750 W. Ogden Ave., from 3p.m. to 4p.m. The purpose is to provide community residents and stakeholders with pertinent information about the United States Environmental Protection Agency's (USEPA) Brownfields Cleanup Grant Program, and the proposal CSDC will be submitting in November. CSDC intends to apply to the US EPA for funding under the Brownfield Cleanup Grant Program. The USEPA Brownfields Cleanup Grant provides funds to conduct cleanup activities at a specific brownfield site that is owned by the grant applicant. CSDC is eligible to apply for \$200,000 in grant funding to abate a variety of contaminants identified at the property located at 3250 South Kedzie Avenue, part of the future Focal Point Community Campus. A Phase II Environmental Assessment was completed in August 2014, and a Comprehensive Site Investigation was completed in December 2016. The primary focus of this public meeting is to inform community members and stakeholders about CSDC's grant proposal and allow for public comments on the proposal. The application deadline is November 16, 2017. At this meeting, people will have the opportunity to review the grant proposal, the draft Analysis of Brownfield Cleanup Alternatives (ABCA), the Phase II Environmental Assessment and the Comprehensive Site Investigation Report for the property located at 3250 South Kedzie Avenue. If you are unable to attend the meeting, these documents will also be made available for review at Saint Anthony Hospital at 2875 West 19th Street, Chicago, Illinois 60623. You can set up time to review these documents through Mire Di Lorenzo, who can be reached at 773-484-1882 or mdiorenzo@chicagoSDC.com. The documents will also be available at focalpointchicago.org/reports. Both the community meeting location and Saint Anthony Hospital are handicapped accessible facilities. If a participant will need auxiliary aids due to a disability, please contact...

On the right side of the article, there's a 'LATEST' section with a list of recent articles, including 'Public Meeting for Comments Regarding the US EPA Brownfields Cleanup Grant that Chicago Southwest Development Corporation will be Submitting for the Focal Point Project', 'How to Make Halloween Healthier for You and Your Children', 'On and Off Fasting Helos Fight Obesity Study Finds', 'What's New in Illinois', 'PPC Hosts Annual Pisen Education Summit', and 'Latino Art Beat Awards Scholarships to Young Artists'. Below this is a 'FRIEND US ON FACEBOOK' section with a Facebook widget for Lawndale News, showing 3.7K likes and a list of people who like the page.



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Public Meeting for Comments Regarding the US EPA Brownfields Cleanup Grant that Chicago Southwest Development Corporation will be Submitting for the Focal Point Project

Chicago Southwest Development Corporation (CSDC) is hosting a public meeting. The purpose is to provide community residents and stakeholders with pertinent information about the United States Environmental Protection Agency's (USEPA) Brownfields Cleanup Grant Program, and the proposal CSDC will be submitting i See More



NOV 6 Public Meeting for US EPA Brownfi... Mon 3 PM Lawndale Christian Fitness Cen You like Focal Point Chicago Interested

Promote Your Event Boost your event "Public Meeting for US EPA Brownfields Cleanup Grant" You can reach up to 66K people for \$230

Boost Event

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Focal Point Chicago Published by Csdcc Adams May 16

Focal Point will be a destination. We continue to learn more about how

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Community See All

5,884 people like this

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About See All

(773) 484-4436

Send Message

http://www.focalpoint

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Community Center Medical & Health Shopping & Retail

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Saint Anthony Hospital

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5 mins

Public Meeting for Comments Regarding the US EPA Brownfields Cleanup Grant that Chicago Southwest Development Corporation will be Submitting for the Focal Point Project

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At this meeting, people will have the opportunity to review the grant proposal, the draft Analysis of Brownfield Cleanup Alternatives (ABCA), the Phase II Environmental Assessment and the Comprehensive Site Investigation Report for the property located at 3250 South Kedzie Avenue. If you are unable to attend the meeting, these documents will also be made available for review at Saint Anthony Hospital at 2875 West 19th Street, Chicago, Illinois 60623. You can set up time to review these documents through Mike Di Lorenzo, who can be reached at 773.484.1882 or mdilorenzo@chicagosdc.com. The documents will also be available at focalpointchicago.org/reports.

Both the community meeting location and Saint Anthony Hospital are handicapped accessible facilities. If a participant will need auxiliary aids due to a disability, please contact Mike Di Lorenzo at 773.484.1882 to ensure that your needs will be accommodated.

Call Now

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See All

Know Friends Who Might Like Your Page?

Invite friends to like Focal Point Chicago and help you connect with more people

Build Community Around Your Page

Create and join a group so your audience can have discussions about your brand, business or organization

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5,884 likes +3 this week

5,859 follows

See Pages Feed

Posts from Pages you've liked as your Page

1 video views this week

View Promotions

5,884 people like this and 5,859 people follow this

Community

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5,884 people like this

5,859 people follow this

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(773) 484-4435

Send Message

<http://www.focalpoint...>

Promote Website

Community Center - Medical & Health



Media Room SaintAnthony Hospita Foundation & Giving Focal Point Chicago (46) Focal Point Chic (50) Focal Point Chic U.S. EPA (@EPA) (T) btyl - Google Search

Home Moments Notifications Messages Search Twitter Tweet

Focal Point Chicago
 Tweets 159 Following 409 Followers 217 Likes 31 Lists 0 Moments 0 Edit profile

Focal Point Chicago @FocalPointChi
 Transforming Chicago's neighborhoods with a new model for community development. The best in retail, wellness, education, arts and recreation—all in one campus.
 Chicago, IL
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 Join us Monday, Nov. 6 at 3 p.m. @LawndaleHealth for a public meeting on the @EPA Cleanup Grant. For more info: facebook.com/pg/FocalPointC...

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 Learning that Chicago's West & Southwest sides really need all the services & info that the campus has to offer the city #northside2017

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Join us Monday, Nov. 6 at 3 p.m. @LawndaleHealth for a public meeting on the @EPA Cleanup Grant. For more info: facebook.com/pg/FocalPointC...

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- b. A public meeting was held on November 6, 2017 to discuss the draft proposal, and the draft ABCA, and to consider public comments. Included here is a summary of the public comments received, the applicant's response to those comments, meeting notes, and the meeting sign-in sheet.

Focal Point EPA Clean-Up Grant Community Meeting Notes

November 6, 2017

Meeting began at 3:00 PM

- I. Mike Di Lorenzo, Project Coordinator for Chicago Southwest Development Corporation, provides an introduction and overview of the Focal Point Community Campus project, its location, land acquisition efforts, its environmental testing findings, and the EPA cleanup grant opportunity (eligibility, subject parcel of land, timing, review process, and more).
- II. As Mr. Di Lorenzo spoke to Phase I and Phase II findings, meeting attendee Tanesha House asks about whether there was petroleum or gas used at the site in the past. Mr. Di Lorenzo said the site went through several different industrial type owners, including Stepan Chemical, Union Carbide, and The Paper Group, and also some warehousing and distribution operations more recently.
- III. Tanesha House asks about how the community being made aware of Focal Point and this grant opportunity. Mr. Di Lorenzo speaks to the overall Focal Point community engagement efforts, including planning charrettes, surveys, community meetings, newsletter updates, email blast updates, and active social media accounts. Specific to the grant, Mr. Di Lorenzo mentions that a committee has been formed, and there is intent to use the networks of the community organizations participating, to disseminate key information about the cleanup process.
- IV. Participants ask about the total size of the land needed for Focal Point. Mr. Di Lorenzo says CSDC is targeting a total of approximately 32 acres for the campus. He refers to several different parcels varying in size, and where CSDC is in the process of acquiring.
- V. Mr. Di Lorenzo speaks about the grant process, estimated budget of \$750,000 for cleanup.
 - Meeting attendee asks question about whether this grant for total clean up? The response is that this grant will help clean up a portion of the Focal Point site.
- VI. David McCoy, from GSG Environmental Consultants, speaks more specifically to Phase II and Comprehensive Site Investigation, and ABCA report recommendations.
 - Meeting attendee asks about any possible contaminated water underground? Can it make residents and others at Focal Point sick? Mr. McCoy explains that inhalation and ingestion are concerns, but through proper clean up techniques, exposure can be eliminated. He mentioned that water comes from Lake Michigan, and properties cannot install potable wells. Mr. Di Lorenzo explains that CSDC's priority is eliminating any potential risk of exposure to harmful contaminants. Patients, students, children, shoppers, and all sorts of users of the campus need to be protected, and that is why CSDC is applying for this grant and undertaking these cleanup efforts.
 - Meeting attendee asks where do you take the removed soil? Mr. McCoy indicates that most goes to either Joliet or Zion, and the cost is \$75 a cubic yard to dispose of. Transportation costs alone are high.

-Meeting attendee asks how many grants are awarded? Mr. Di Lorenzo explains the EPA has a pass-fail test on eligibility, and assuming you pass, it goes to a panel for review and selection. CSDC will find out in Spring of 2018 if it receives the award.

-Meeting attendee asks about what engineered barriers are. Mr. McCoy explains they can be concrete slab, and often have a membrane on the bottom.

VII. Meeting attendee Tracie Worthy asks how many people will you hire for clean-up? Mr. McCoy and Mr. Di Lorenzo provide a rough number of workers needed for this sort of work, and explain that MBE/WBE contractors and local hiring is a huge priority. Connections with local aldermen and community organizations will help us make connections to the local workforce.

VIII. Mr. Di Lorenzo makes closing remarks.

Meeting adjourned at 3:47



MEETING SIGN-IN SHEET

PROJECT: Focal Point Brownfield Cleanup Grant at 3250 S. Kedzie

FACILITATOR: Chicago Southwest Development Corporation

DATE: 11/6/17

PLACE: Lawndale Christian Health Center, 3750 W. Ogden Avenue, Chicago, IL 60623, Skyline Conference Center

Date	Name/Organization	Phone	Email	Comment/Question
11/6/17	Chitra Mike DiLorenzo Chicago Southwest Dev. Corp.	773.484.1882	mdilorenzo@chicagowsdc.com	
11/6/17	Tanesha J. Horne New Covenant	773-8261356	Tanesha@newcovenantdc.org	
11-6-17	Don Winston Jr. New Covenant NLCC	773-826-1356	NLCCintern@gmail.com	
11-6-17	Tracie Worthington Amable	773-826-1356	Tworthing@amablecenter.org	
11/6/17	Teresa Berumen SAH	773-523-5019	terumen@sahchicago.org	
11/6/17	Natasha Barlow SAH	773-523-5299	natasha@sahchicago.org	
11/6/17	Mike McCall JUL		mike.mccall@jm-jll.com	
11/6/17	DAVID MCCOY GSC Env. Gns.		dmc coy@gig-construction.com	

ATTACHMENT VII.

DRAFT ABCA

ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES (ABCA)
3250 South Kedzie Avenue
Chicago, IL

I. INTRODUCTION AND BACKGROUND

a. Site Location

The site is located at 3250 S. Kedzie Avenue in Chicago, Cook County, Illinois and occupies a 3.2 acre parcel of land. (Cook County PIN 16-35-203-006).

b. Previous Site Use(S) And Any Previous Cleanup/Remediation

According to the historical information reviewed, the subject site was first developed with an industrial facility sometime between 1938 and 1951 and was occupied by multiple industrial owners including, "Stepan Chemical Co.", "Union Carbide Corp/Fiber Bond Corp." and "The Paper Group" until 1999. Additional warehouse space was added onto the west side of the structure between 1950 and 1962 and onto the west side of the structure in 1962 and 1972. The property has been vacant since 1999. The on-site structure was razed in 2016. The site currently consists of a vacant lot with remnant building foundations and asphalt parking areas.

The following Remedial Activities took place on site prior to the recent site assessments:

- The site was enrolled in the Illinois EPA Leaking Underground Storage Tank (LUST) program (Incident # 20041384) by 3250 South Kedzie Avenue Trust for two (2) 10,000 fuel oil tanks and a No Further Remediation Letter (NFR) Letter was issued by the IEPA LUST Division for the site on May 10th 2005.
- The site was also enrolled in the Illinois Site Remediation Program (SRP) in 2004 by 3250 South Kedzie Avenue Trust and was issued LPC#0316306386. A Focused NFR Letter was issued for Volatile Organic Compounds (VOCs) for the site on June 6, 2006 with Engineering controls including Asphalt/Concrete, Building Foundation Barriers, an industrial/commercial land use stipulation and Institutional controls in the form of a groundwater use restriction and additionally a construction worker precaution area was issued for the site.

The following most recent assessments have been conducted at the site:

- Phase I Environmental Site Assessment dated July 2014 was prepared by GSG Consultants, Inc.
- Phase II Environmental Site Assessment dated August 2014 was prepared by GSG Consultants, Inc.
- Comprehensive Site Investigation (CSI), Remedial Objectives Report (ROR), and Remedial Action Plan (RAP) dated December 2016 was prepared by Tetra Tech, Inc.

c. Site Assessment Findings

The ASTM Phase I ESA completed by GSG revealed the following Recognized Environmental Conditions (RECs):

Suspect Presence of Impacted Subsurface: Impacted soil/water/or soil gas may be present at the Site due to the historic site use as an industrial facility, UST presence, LUST and SRP enrollment (controlled REC) as well as the and historical industrial use of the

adjacent properties (tank farm, junk yard, steel manufacturing and railroad spurs), historical presence of multiple USTs. Specifically the site was enrolled in the LUST program for incident #20041384 involving a release from two (2) 10,000 gallon heating oil USTs and it was issued an NFR Letter from the LUST program dated May 10, 2005 with no preventative or engineering controls but with the stipulation that land use must be industrial/commercial. Additionally, the subject site was enrolled in the SRP program (LPC# 0316306386) on November 11, 2004. A **Focused** NFR Letter was issued on June 6, 2006 for only VOC constituents, including a stipulation for a groundwater use restriction as an institutional control and Asphalt Barrier/Concrete Barrier/Building Foundations as engineered barriers. An industrial/commercial land use restriction has also been issued for the site as a condition of the NFR Letter.

Two subsurface investigations were subsequently performed, a Phase II ESA completed by GSG and a CSI completed by Tetra Tech. The subsurface investigations revealed the following:

- Exceedances above the Tiered Approach to Corrective Action Objectives (TACO) Tier 1 Soil Remediation Objectives (SROs) for the Residential and Industrial/Commercial Ingestion and Inhalation Exposure Routes; the Construction Worker ingestion and inhalation exposure routes; and the Class I and Class II Soil Component to groundwater and groundwater (Class I and Class II) exposure routes.
- Laboratory analytical results for soil boring samples collected by GSG and Tetra Tech indicated that no pesticides or PCBs were detected at concentrations exceeding the TACO Tier 1 remediation objectives. The following VOCs were detected at concentrations exceeding the TACO Tier 1 SROs: cis-1,2-dichloroethene, methylene chloride, Tetrachloroethene, and Trichloroethene. The following PNAs were detected at concentrations exceeding the TACO Tier 1 SROs and the background values for metropolitan statistical areas: Benz(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Chrysene, Dibenzo(a,h)anthracene, Indeno(1,2,3-cd)pyrene, and Naphthalene. The following SVOCs were detected at concentrations exceeding the TACO Tier 1 remediation objectives: Dibenzofuran and 2-Methylnaphthalene. The following total metals were detected in both shallow and deeper soil samples at concentrations exceeding the TACO Tier 1 SROs: Antimony, Arsenic, Chromium, Lead, and Mercury.
- Laboratory analytical results indicated that the following VOCs are present in sub-slab vapor samples at concentrations exceeding TACO Tier 1 indoor air remediation objectives (Part 742, Appendix B, Tables H and I) for diffusion and advection: Methylene Chloride, Naphthalene, PCE, TCE, and Vinyl Chloride. The following VOCs are present in concentrations exceeding remediation objectives for diffusion only: PCE and TCE. These remediation objectives require that the existing or potential building has a full concrete slab-on-grade or a full concrete basement floor and walls.
- Analytical results for groundwater samples indicated that no SVOCs, pesticides, or PCBs were detected at concentrations exceeding the TACO Tier 1 remediation objectives. The following compounds were detected at concentrations exceeding the TACO Tier 1 remediation objectives for Class I and II groundwater: PCE, TCE, Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Iron, and Lead. Manganese, TCE and Vinyl Chloride concentrations exceeded only the TACO Tier 1 remediation objectives for Class I groundwater.

d. Project Goals

The site is currently zoned as heavy industry (M3-3). The project goal is to reopen the current Focused NFR for the site and complete the necessary remedial activities in order to receive a comprehensive industrial/commercial NFR. The planned development and reuse for the site is mixed commercial use including retail units and will be ultimately be included as part of the larger development project known as the Focal Point Community Campus. The campus will reside on a 22-acre lot at 31st Street and Kedzie Avenue, will deliver a combination of retail, wellness, education, arts and recreation services to improve the lives of more than 400,000 residents of the West and Southwest Sides of Chicago. The campus will be financially self-sustaining with income from its for-profit elements supplementing the financial needs of the not-for-profit elements and will serve as a national model for community development across the country.

II. APPLICABLE REGULATIONS AND CLEANUP STANDARDS

a. Clean up oversight responsibility

GSG will perform the oversight of the cleanup activities on site. GSG has completed the SRP/remediation oversight component on multiple Brownfields projects in the state of Illinois, all of which were issued an NFR Letter at the completion of each project. GSG will provide environmental oversight and management and document remedial activities to ensure that construction/remediation activities are performed in conformance with the project design plans and specifications and the agency approved Remedial Action Plan. GSG will coordinate the assembly of all required environmental documentation with the Contractor for the remedial work and will submit a Remedial Action Completion Report (RACR) to the IEPA to secure the comprehensive NFR Letter for the project site.

b. Clean up standards for major contaminants

Site cleanup activities and cleanup standards will be in accordance with 35 Illinois Administrative Code (IAC) Part 740 Site Remediation Program and Part 742 Tiered Approach to Corrective Action Objectives. A Comprehensive NFR for industrial/commercial use of the property will be requested to be issued by the IEPA at the completion of the project.

c. Laws and Regulations Applicable to the cleanup

Site cleanup activities and cleanup standards will be in accordance with 35 IAC Part 740 Site Remediation Program and Part 742 Tiered Approach to Corrective Action Objectives. All other related federal, state and local regulations including the federal Davis-Bacon Act, State of Illinois Environmental Protection Act, etc. All appropriate permits (e.g., notifications of excavation, soil transport/disposal manifests, etc.) will be obtained prior to the work commencing.

III. EVALUATION OF CLEANUP ALTERNATIVES

a. Clean Up Alternatives Considered

1. Alternative 1 - No actions;

2. Alternative 2 – Extensive site excavation of soils above Tier 1 SROs across the site to a depth of three feet below ground surface (bgs) and in select areas to a depth of ten (10) feet bgs to eliminate the inhalation exposure route. All excavated soils will be transported and disposed off-site at a Subtitle D Landfill. Followed by importing clean soil to backfill the entire site to mitigate the ingestion and inhalation pathways. Utilize the City of Chicago's groundwater usage Ordinance, offsite notifications as needed, and construction worker caution as institutional control; and
3. Alternative 3 – Soil excavation in limited areas for the installation of the engineered barriers. In proposed landscaped/permeable paver areas, soil will be removed to a depth of 3 feet bgs and additional soil removal will take where soils exceed the inhalation Exposure Pathway to a depth of 10 feet bgs as identified in the CSI in conjunction with confirmation sampling. The use of a Soil Management Zone (SMZ) in accordance with Part 740.535 being implemented to allow on-site solutions to on-site soil contamination without violating the solid waste disposal regulations. Engineered barriers will be installed over the portions of the site where soils exceeding the industrial-commercial SROs remain on site. The engineered barriers would be required to prevent potential ingestion exposure to site soils. The top three feet of open landscape area will be excavated and clean soil will be imported and used as engineered barrier. The proposed building concrete slab combined and asphalt pavement parking areas and concrete sidewalks will be used as engineered barrier as well. The specific location of the various proposed engineered barriers are not yet determined because site the development plan is not yet finalized. The potential construction worker exposure pathway may be addressed by implementing a construction worker caution for the site. Institutional controls will include industrial commercial use of the site and the exclusion of the groundwater ingestion exposure route by use of the city's groundwater ordinance. These institutional and preventive controls will protect human health and the environment from contaminated soil, groundwater, and soil gas.

b. Cost Estimate Of Cleanup Alternatives

Effectiveness

1. Alternative 1 – No Action. This alternative is not effective as it does not address the environmental contamination present on site and does not eliminate human exposure to the contaminants. Therefore, the development would not be able to proceed.
2. Alternative 2 – This alternative is effective in accordance with the state environmental regulations since soils across the site above Tier 1 SROs as identified in the CSI will be removed from the site to a depth of 3 feet bgs and in select areas to a depth of 10 feet bgs. However, the cost of this alternative is prohibitive.
3. Alternative 3 – This alternative is effective. It addresses the current contamination and exposure risks by removing soils in limited areas, and creating engineered barriers on site as well as using institutional controls to satisfy regulatory requirements. This method is cost effective since the barriers proposed to be constructed on site will be part of the final development of the site.

Implementability

1. Alternative 1 – No Action. This alternative is easy to implement as no actions will be

conducted.

2. Alternative 2 – This alternative is relatively easy to implement but it is cost prohibitive.
3. Alternative 3 – This alternative is easy to implement and aligns well with the plans for redevelopment. Targeted areas of soil will be over excavated on site to remove soils exceeding the indoor inhalation exposure pathway. Engineered barriers will be constructed in the form of over excavation of the top three feet of open landscape areas and/or permeable paver areas (assume 30% of the site) and clean soil will be imported to the site for use as backfill material for the construction of engineered barriers. In addition, future building concrete slabs, concrete sidewalks and asphalt parking areas will be used as engineered barriers. The use of the barriers eliminates the need for extensive soil excavation. The existing City of Chicago groundwater ordinance, potential offsite notification, and construction worker safety caution will be used as institutional control along with offsite properties notification if needed.

Cost

1. Alternative 1 – No Action. No cost will occur in this alternative.
2. Alternative 2 – Extensive soil excavation over the entire site of soils above TACO Tier 1 SROs as identified in the CSI to depths of three feet bgs and to 10 feet bgs in select areas. The soils will be disposed of offsite at a Subtitle D Landfill followed by importing clean soil to backfill the entire site and utilizing institutional controls (City groundwater usage Ordinance and offsite notification). Based on the 3.2-acre size of the site, approximately 16,228 cubic yards of soil would have to be excavated, disposed of at a Subtitle D Landfill and replaced with clean fill to cover the entire site. At a cost of \$85 per cubic yard for soil excavation and disposal and \$40 per cubic yard for clean backfill material. The backfill would be compacted once placed on site. This alternative would cost over approximately \$2.1 million dollars for the entire project area.
3. Alternative 3 – Excavation and disposal in the areas exceeding the indoor inhalation exposure route as identified in the CSI (approximately 1,000 cubic yards). The construction of the engineered barriers will include, over excavation to three feet below final surface grade in the landscaped/permeable paver areas assuming 30% of the site (4,700 cubic yards) and off site soil disposal at a Subtitle D Landfill (\$85 a cubic yard) and importing clean backfill (\$40 a cubic yard), as well as the use of the concrete building slabs and asphalt pavement in the parking areas. Institutional controls will include the City's groundwater usage Ordinance, offsite notification and construction worker safety caution areas. It is estimated that the cost will be on the order of approximately \$ 712,500.

c. Recommended Cleanup Alternative

Based on the effectiveness, Implementability, and cost, Alternative 3 was selected as the proposed cleanup. Alternative 3 removes contaminated soil in certain areas (landscaped areas) and creates engineered barriers to address the remaining ingestion exposure route exceedances. The City's groundwater usage ordinance, offsite notification, and construction worker caution will also be utilized as institutional controls. This alternative addresses the contamination, environmental and human being risks, minimizes waste volume to be generated and disposed at a landfill, and reduces greenhouse gas and carbon footprint to occur during the site cleanup activities.

IL-001, IL-003, IL-007

This Workspace form is one of the forms you need to complete prior to submitting your Application Package. This form can be completed in its entirety offline using Adobe Reader. You can save your form by clicking the "Save" button and see any errors by clicking the "Check For Errors" button. In-progress and completed forms can be uploaded at any time to Grants.gov using the Workspace feature.

When you open a form, required fields are highlighted in yellow with a red border. Optional fields and completed fields are displayed in white. If you enter invalid or incomplete information in a field, you will receive an error message. Additional instructions and FAQs about the Application Package can be found in the Grants.gov Applicants tab.

OPPORTUNITY & PACKAGE DETAILS:

Opportunity Number:	EPA-OLEM-OBLR-17-09
Opportunity Title:	FY18 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS
Opportunity Package ID:	PKG00234867
CFDA Number:	66.818
CFDA Description:	Brownfields Assessment and Cleanup Cooperative Agreements
Competition ID:	
Competition Title:	
Opening Date:	09/19/2017
Closing Date:	11/16/2017
Agency:	Environmental Protection Agency
Contact Information:	M. Jerry Minor-Gordon Phone: (202) 566-1817 Email: Minor-Gordon.Jerry@epa.gov

APPLICANT & WORKSPACE DETAILS:

Workspace ID:	WS00073799
Application Filing Name:	Southwest Chicago Brownfield Cleanup at FocalPoint
DUNS:	0797745130000
Organization:	CHICAGO SOUTHWEST DEVELOPMENT CORPORATION
Form Name:	Application for Federal Assistance (SF-424)
Form Version:	2.1
Requirement:	Mandatory
Download Date/Time:	Nov 14, 2017 11:14:25 AM EST
Form State:	No Errors

FORM ACTIONS:

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/14/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Chicago Southwest Development Corporation

* b. Employer/Taxpayer Identification Number (EIN/TIN):

46-1575093

* c. Organizational DUNS:

0797745130000

d. Address:

* Street1:

2875 West 19th Street

Street2:

* City:

Chicago

County/Parish:

* State:

IL: Illinois

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

60623-3501

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Michael

Middle Name:

J

* Last Name:

Di Lorenzo

Suffix:

Title: Urban Planning Project Coordinator

Organizational Affiliation:

Chicago Southwest Development Corporation

* Telephone Number:

773.484.1882

Fax Number:

* Email:

mdilorenzo@ChicagoSDC.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-09

* Title:

FY18 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Southwest Chicago Brownfield Cleanup at Focal Point

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="560,800.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="760,800.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: